Tax Map/Block/Parcel
No. 76-2-169

Building Permit/Zoning
Certificate 92-2278

Case ZA-15

OFFICIAL DECISION
ZONING ADMINISTRATOR
CARROLL COUNTY, MD.

**APPLICANT:** Thomas & Hilda C. Davis
7225 Honeybush Drive
Mt. Airy, MD 21771

**REQUEST:** A variance reducing the minimum required side yard from 20 ft. to about 17 ft. for an attached garage.

**LOCATION:** 7223 Honeybush Drive in Election District 13, Lot 17, Section 2, of Watersville Acres, a subdivision plat recorded at 10/73.

**APPLICABLE REGULATIONS:** Article 5, Section 5.1, Article 15, Section 15.1(b), 15.5 Zoning Ordinance 1E.

**HEARING HELD:** March 3, 1993

## FINDINGS AND CONCLUSION

Based on the testimony and evidence presented at the hearing, the variance is granted.

Facts which support the request for relief from the strict terms of the ordinance, in this case a 20 foot side yard requirement for an attached garage are as follows:

a.) The lot slopes severely at the rear. Level area on the lot is restricted.

b.) A detached garage set behind the dwelling would utilize all level area available for other uses.

c.) A 2 foot chimney on this side of the dwelling requires the 26 foot width of the proposed garage.

d.) Intrusion into the required yard is minimal (one corner of garage only).

Solveig L. Smith

March 9, 1993 Solveig L. Smith, Zoning Administrator

CC: Zoning Enforcement

Code: Case15.FC